

In Re:	Case No.:	19-32881 (ABA)
Rosa Maria Styles,	Chapter:	11
Debtor.	Judge:	Altenburg

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**NOTICE OF PROPOSED PRIVATE SALE**

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Rosa Maria Styles, Chapter 11 debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: Mitchell H. Cohen United States Courthouse  
401 Market Street  
Camden, New Jersey 08102

If an objection is filed, a hearing will be held before the Honorable Andrew B. Altenburg, Jr. on August 31, 2021 at 10:00 a.m. at the United States Bankruptcy Court, courtroom no. 4B, 401 Market St, Camden, New Jersey. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: Real property located at 43 West 12th Street, Avalon, NJ

Proposed Purchaser:  
SJS Holdings, LLC

Sale price: \$3,500,000

☐ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional:  
Amount to be paid:  
Services rendered:

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Sari B. Placona, Counsel to Rosa Maria Styles, Chapter 11 Debtor  
Address: McManimon Scotland & Baumann LLC, 75 Livingston Ave., Roseland, NJ 07068  
Telephone No.: 973-622-1800

In re:  
Rosa Maria Styles  
Debtor

Case No. 19-32881-ABA  
Chapter 11

## CERTIFICATE OF NOTICE

District/off: 0312-1

User: admin

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Date Rcvd: Aug 04, 2021

Form ID: pdf905

Total Noticed: 39

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
++	Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.P.2002(g)(4).
#	Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update. While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

### Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 06, 2021:

Recip ID	Recipient Name and Address
db	+ Rosa Maria Styles, 61 Hartford Road, Sewell, NJ 08080-2040
aty	+ McManimon Scotland & Baumann, LLC, 75 Livingston Avenue, Roseland, NJ 07068-3701
aty	+ Scott E Kaplan, 5 S. Main Street, Allentown, Ne 08501, US 08501-1686
acc	+ Anthony Nini, Anthony D. Nini, CPA, 1075 Easton Avenue, Suite 178, Somerset, NJ 08873-1648
r	+ Robert J. Scully, Jr., Ferguson Dechert Real Estate, Inc., 2789 Dunes Drive, Avalon, NJ 08202-1984
cr	+ Thomas J. Welsh, Jr., c/o Saldutti Law Group, 800 Kings Highway N., Suite 300, Cherry Hill, NJ 08034-1511
518634639	++ BMW FINANCIAL SERVICES, CUSTOMER SERVICE CENTER, PO BOX 3608, DUBLIN OH 43016-0306 address filed with court:, BMW Financial Services, PO Box 78103, Phoenix, AZ 85062
518609211	#+ Bank of America, N.A., 1800 Tapo Canyon Road, Simi Valley, CA 93063-6712
518634635	+ Bank of America, NA, PO Box 15222, Wilmington, DE 19850-5222
518609215	+ CEBV, LLC, 280 Technology Park NW, Suite 100, Norcross, GA 30092-2990
518613492	+ CEBV, LLC, Attn: Michael G. Menkowitz, Esq., Fox Rothschild LLP, 2000 Market Street - Twentieth Floor, Philadelphia, PA 19103-3294
518609214	+ Capital One Bank (USA), N.A., c/o Hayt, Hayt & Landau, LLC, Two Industrial Way West, Eatontown, NJ 07724-2265
518609227	+ Drinkwater & Goldstein, LLP, 277 White Horse Pike, Suite 200, Atco, NJ 08004-2275
518609210	+ Fox Rothschild LLP, 1301 Atlantic Avenue, Midtown Building, Suite 400, Atlantic City, NJ 08401-7227
518634637	Hayt, Hayt & Landau, LLC, Two Hundred Way West, Eatontown, NJ 07724
518609225	+ Higgins Landscaping, 219 Crown Point Rd, West Deptford, NJ 08086-2113
518609216	+ Jerry Schwartz, 1 Twin Oaks Drive, Shamong, NJ 08088-8553
518609217	Kennedy Medical Group Practice, PO Box 95000, CL 4570, Philadelphia, PA 19195-0001
518609218	+ Knuckles, Komosinski & Elliott, LLP, 565 Taxter Road, Suite 590, Elmsford, NY 10523-2300
518609219	Penn Medicine, PO Box 824406, Philadelphia, PA 19182-4406
518609220	Pressler and Pressler, LLP, 7 Entin Road, Parsippany, NJ 07054-5020
518808483	+ ROBERT SCHWARTZ, 61 HARTFORD ROAD, SEWELL, NJ 08080-2040
518609221	+ Saldutti Law Group, 800 N. Kings Highway, Suite 300, Cherry Hill, NJ 08034-1511
518609223	+ Stefanie Malone-Zeitz, Esquire, Stern & Eisenberg, PC, 1040 N. Kings Highway, Suite 407, Cherry Hill, NJ 08034-1925
518891115	+ Tenaglia & Hunt, 395 West Passaic St., Ste 205, Rochelle Park, NJ 07662-3016
518609224	+ Thomas J. Walsh, Jr., 2589 Ocean Avenue, Avalon, NJ 08202-1964

TOTAL: 26

### Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: sbse.cio.bnc.mail@irs.gov	Aug 04 2021 20:17:00	Dist Dir of IRS, Insolvency Function, PO Box 724, Springfield, NJ 07081-0724
smg	Email/Text: usanj.njbankr@usdoj.gov	Aug 04 2021 20:17:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Aug 04 2021 20:17:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
518656294	+ Email/Text: bankruptcy@pepcoholdings.com	Aug 04 2021 20:17:00	Atlantic City Electric, 5 Collins Drive Ste 2133, Mail Stop 84CP42, Carneys Point, NJ 08069-3600

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User: admin

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Date Rcvd: Aug 04, 2021

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Total Noticed: 39

518609212	+ Email/Text: BKMailBayview@bayviewloanservicing.com	Aug 04 2021 20:17:00	Bayview Loan Servicing, LLC, 4425 Ponce de Leon Blvd., 5th Floor, Miami, FL 33146-1873
518719358	+ Email/Text: BKMailBayview@bayviewloanservicing.com	Aug 04 2021 20:17:00	Bayview Loan Servicing, LLC, 4425 Ponce De Leon Blvd., 5th Floor, Coral Gables FL 33146-1873
518609213	+ Email/PDF: AIS.cocard.ebn@americaninfosource.com	Aug 04 2021 20:36:07	Capital One Bank, 4851 Cox Road, Glen Allen, VA 23060-6293
518634636	+ Email/PDF: AIS.cocard.ebn@americaninfosource.com	Aug 04 2021 20:35:45	Capital One Bank (USA) NA, 1680 Capital One Drive, McLean, VA 22102-3407
518988543	+ Email/Text: BKMailBayview@bayviewloanservicing.com	Aug 04 2021 20:17:00	Community Loan Servicing, LLC, 4425 Ponce De Leon Blvd., 5th Floor, Coral Gables FL 33146-1873
518988544	+ Email/Text: BKMailBayview@bayviewloanservicing.com	Aug 04 2021 20:17:00	Community Loan Servicing, LLC, 4425 Ponce De Leon Blvd., 5th Floor, Coral Gables FL 33146-1873
518609222	+ Email/PDF: OGCRegionIIBankruptcy@hud.gov	Aug 04 2021 20:35:45	Secretary of Housing & Urban Development, 451 7th S.W., Washington, DC 20410-0002
518611437	+ Email/PDF: gecsedl@recoverycorp.com	Aug 04 2021 20:35:45	Synchrony Bank, c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021
518609226	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Aug 04 2021 20:17:00	U.S. Trustee, 1 Newark Center, Newark, NJ 07102-5277

TOTAL: 13

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
518891116		Deerfeild Associates
518623297	*+	Department of Treasury, Internal Revenue Service, P O Box 7346, Philadelphia, PA 19101-7346

TOTAL: 1 Undeliverable, 1 Duplicate, 0 Out of date forwarding address

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309):** Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Aug 06, 2021

Signature: /s/Joseph Speetjens

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 3, 2021 at the address(es) listed below:

Name	Email Address
Anthony Sodono, III	on behalf of Debtor Rosa Maria Styles asodono@msbnj.com

District/off: 0312-1

User: admin

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Anthony Sodono, III

on behalf of Accountant Anthony Nini asodono@msbnj.com

Anthony Sodono, III

on behalf of Attorney McManimon Scotland & Baumann LLC asodono@msbnj.com

Denise E. Carlon

on behalf of Creditor BAYVIEW LOAN SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY  
dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com

Denise E. Carlon

on behalf of Creditor Community Loan Servicing LLC f/k/a Bayview Loan Servicing LLC dcarlon@kmlawgroup.com,  
bkgroup@kmlawgroup.com

Jason C Manfrey

on behalf of Defendant CEBV LLC jmanfrey@foxrothschild.com,  
jdistanislao@foxrothschild.com;rsolomon@foxrothschild.com;brian-oneill-fox-5537@ecf.pacerpro.com

Jason C Manfrey

on behalf of Creditor CEBV LLC jmanfrey@foxrothschild.com,  
jdistanislao@foxrothschild.com;rsolomon@foxrothschild.com;brian-oneill-fox-5537@ecf.pacerpro.com

Jeffrey M. Sponder

on behalf of U.S. Trustee U.S. Trustee jeffrey.m.sponder@usdoj.gov jeffrey.m.sponder@usdoj.gov

Michael G. Menkowitz

on behalf of Creditor CEBV LLC mmenkowitz@foxrothschild.com,  
brian-oneill-fox-5537@ecf.pacerpro.com;jdistanislao@foxrothschild.com

Michael G. Menkowitz

on behalf of Defendant CEBV LLC mmenkowitz@foxrothschild.com,  
brian-oneill-fox-5537@ecf.pacerpro.com;jdistanislao@foxrothschild.com

Rebecca K. McDowell

on behalf of Creditor Thomas J. Welsh Jr. rmcdowell@slgcollect.com

Sari Blair Placona

on behalf of Debtor Rosa Maria Styles splacona@msbnj.com

Scott E. Kaplan

on behalf of Plaintiff Rosa Maria Styles scott@sekaplanlaw.com  
felisha@sekaplanlaw.com,sekparalegal@gmail.com,anthonyminicpa@gmail.com,buparalegal@gmail.com

Scott E. Kaplan

on behalf of Attorney Scott E Kaplan scott@sekaplanlaw.com  
felisha@sekaplanlaw.com,sekparalegal@gmail.com,anthonyminicpa@gmail.com,buparalegal@gmail.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

William M.E. Powers

on behalf of Creditor BAYVIEW LOAN SERVICING LLC ecf@powerskirm.com

TOTAL: 16